



City of Conway

PLANNING COMMISSION

Summary • October 17, 2022

On October 17, 2022, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Rebekah Fincher, Laura King (presiding chair), Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Greg West; Rebekah Fincher arrived during discussion of item II.A. Larry Webb and Rhea Williams was absent.

I. Subdivision Review

- A. Request for preliminary plat approval of Bell Valley Phase 5. **Approved; Vote 6-0, with noted corrections and conditions.**
- B. Request for waiver for minor subdivision, Ridgeland Subdivision. **Approved; Vote 6-0.**

II. Public Hearings

Request to rezone property located at 4106 Prince Street from R-1 to C-3. **Recommended for approval; Vote 5-3 with Drew Spurgers, Greg West, and Laura King voting in opposition. REQUEST FAILED.**

- Planning Commission voted 7-0 (presiding Chair did not vote) to expunge the previous action.
- Planning Commission voted 7-0 (presiding Chair did not vote) on a new motion to table the request for consideration at the November meeting.

- C. Request for conditional use permit to allow *up to 12 dwelling units per acre, single lot* use in an R-2A zoning district for 1.28 acres ± located at 82 Lower Ridge Rd. **Recommended for approval with [14] conditions. Vote 7-0 (presiding Chair did not vote).**

Conditions of approval:

1. The development is limited to a maximum of 8 total dwelling units in the form of 4 two-family dwellings.
2. Access shall be limited to Matthews Meadows Ln.
3. The fronts of all units shall be oriented to Lower Ridge Rd.
4. For units nearest Lower Ridge Rd garages, if included, shall be located at the rear of structures; for all other units, garages, if included, shall not extend beyond the front plane of the structure more than 7'.
5. No parking shall be visible from public right of way.
6. Building primary exteriors shall be composed of brick, rock, or a cement fiber board product such as Hardie® siding.
7. Vinyl siding as a primary cladding material shall be prohibited; vinyl siding/shingles may only be used on gables and dormers.
8. A roof pitch of 8/12 or greater is required except for porches.
9. No accessory structures shall be permitted.
10. The development shall be subject to site development review in accordance with Article 1101 of the Zoning Code.
11. The property shall be platted in accordance with the Subdivision Ordinance and shall include a 10' planting easement along the Lower Ridge Rd frontage.
12. Enhanced landscaping shall be provided along west and south property lines at the ratio of 1 canopy tree every 20' (or understory tree every 10') and additional shrubs, installed in the form of a hedgerow, shall be required to screen parking, mechanical equipment, and/or dumpster/trash enclosure.
13. No variance of any kind may be subsequently requested.
14. The conditional use approval shall automatically expire if construction for the use is not commenced within 18 months from the date of approval of this permit.



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- D. Request to rezone 0.86 acres ± located at 3455 Dave Ward Drive from A-1 to C-2. **Recommended for denial; Vote 6-1 with Commissioner Alexaner Baney voting in opposition (presiding Chair did not vote). REQUEST FAILED**
- E. ~~Request for conditional use permit to allow automobile accessory tire or battery store without tire recapping use in a C-2 zoning district for 0.86 acres ± located at 3455 Dave Ward Drive. This item was not considered as the preceding item, II.D, failed.~~
- F. Request for major modification to the Central Landing PUD to add Light Industrial and Institutional and remove Residential and Multi-Family as permitted uses on certain parcels. **Approved with [20] conditions; Vote 6-0-1, Latisha Sanders Jones abstained (presiding Chair did not vote).**
Conditions of approval:
1. The original conditions of approval shall be replaced by the conditions listed with this approval. Except, the property owned by King Air FB, LLC (development known as Fontaine Bleu Apartments) shall be governed by the original conditions of the PUD.
 2. Remove the following elements from the existing Final Development Plan: Exhibit B – Development Phasing Plan, Exhibit C – Overall Development Plan, Exhibit D – Overall PUD Land Use Master Plan, Exhibit F – Retail Site Plan, Exhibit G – Bicycle Connectivity Plan, Exhibit H – Zoning Map, Exhibit I – Overall Master Plan.
 3. The map indicated as “Requested Amendments” shall serve as the Overall PUD Land Use Plan for the development.
 4. The use of term “commercial/retail” shall be deemed to include establishments conducting sales or providing services to the public as well as hotels, outdoor entertainment venues, and commercial amusement, provided those uses listed on Exhibit J shall be prohibited.
 5. Item 12 of Exhibit J shall be amended as follows, “any warehouse operation outside of areas allowing light industrial (except mini-warehouse or warehousing incidental to the sale of goods in a retail facility).”
 6. Item 11 of Exhibit J shall be removed.
 7. Those areas indicated for “R” uses shall be governed by the requirements of R-2 unless the use is otherwise permitted by-right under the terms of a different use classification with greater intensity.
 8. Those areas indicated for “MF” uses shall be governed by the requirements of MF-3 unless the use is otherwise permitted by-right under the terms of a different use classification with greater intensity.
 9. Those areas indicated for “C, O, and S” uses shall be governed by the requirements of C-3, except hotel uses shall not exceed 10 stories and accessory structures, excluding accessory buildings shall not exceed 125’ in height.
 10. Those areas indicated for “LI” uses shall be governed by the requirements of I-1.
 11. Signage, landscaping, and building design standards in the development shall be governed by the requirements of R-2, MF-3, C-3, or I-1 as is applicable by use type.
 12. The development shall be recognized as a regional scale development and permitted up to 2 ground-mounted multi-tenant signs in addition to other permitted signage. Such signs shall not exceed 40’ in height or 550 sf in total area for each sign, shall have a design consistent to the theme of the development, and shall require approval of the Planning Director. No other ground mounted signs in excess of 10’ in height shall be permitted.
 13. All development shall meet all applicable standards for Article 1101.
 14. All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
 15. An individual property shall be subdivided in accordance with requirements of the Conway Subdivision Code prior to issuance of any building permits on the site proposed for construction.
 16. Existing provisions of the improvement district governing the property shall be made part of the PUD approval and may not be modified without approval of the City Council.



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17. Development of streets in the development shall be consistent with the Master Street Plan.
18. Robins to Equity Avenue: A ROW from Robins St to the future Equity Avenue shall be provided in a reasonable, mutually agreed upon location to ensure additional East/West connectivity.
19. North South Traffic Movement: North/South movement from Equity to Bruce/1st Avenue when such connections are made to Equity and Bruce/1st Avenue, shall not be signalized or stop controlled and shall have no more than 3 major intersections.
20. Any additional modifications to the PUD shall require approval of the Planning Commission.

- G. Request for annexation of 1.99 acres± located 48 Southshore Lane, to be zoned R-1. ***Recommended for approval; Vote 7-0 (presiding Chair did not vote).***
- H. Request for conditional use permit to allow Publicly-Owned Service Facility and Utility Facility uses in an A-1 zoning district for property located at 1320 S German Lane. ***Recommended to table; Vote 7-0 (presiding Chair did not vote).***